

# WARRANTY DEED

STATE OF MISSISSIPPI

DeSoto COUNTY

THIS INDENTURE, made and entered into this 8th day of February, 19 93,  
by and between GHOLAMREZA MIRGHANHARI, Party  
of the first part, and ALI R. TIKRANI, Party

of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said part Y of the first part has S  
bargained and sold and do ES hereby bargain, sell, convey and warrant unto the said part Y of the second  
part the following described real estate, situated and being in \_\_\_\_\_  
County of DeSoto, State of Mississippi, to-wit:

Lot 2, Section "A", Third Revision of the Olive Branch Industrial Park  
Subdivision, (Plat Book 35, Page 12) being located in the northeast quarter  
of Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi,  
to which plat reference is hereby made for a more particular description  
of said property.

part of

This being/the same property conveyed to the party of the first part by warranty  
deed of record in Deed Book 241, Page 67, Chancery Clerk's Office of DeSoto  
County, Mississippi.

The warranty in this Deed is subject to subdivision restrictions and zoning  
regulations in effect in DeSoto County, Mississippi, and rights of way and easements  
for public roads and public utilities, as well as subject to the lien of Deed of  
Trust filed of record in Trust Deed Book 500, Page 70, Chancery Clerk's Office  
of DeSoto County, Mississippi

STATE MS. - DESOTO CO.

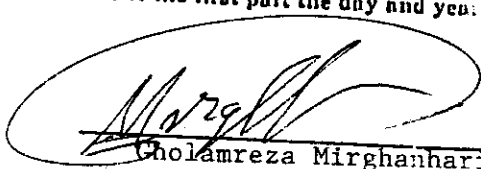
FEB 19 10 47 AM '93

RECORDED 2-22-93  
DEED BOOK 254  
PAGE 419  
W.E. DAVIS CH. CLK.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments  
thereunto belonging or in any wise appertaining unto the said part Y of the second part,  
his \_\_\_\_\_ heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows: TEN AND 00/100 Dollars, as well as  
other good and valuable consideration the receipt and sufficiency of which  
is hereby acknowledged by the parties hereto.

WITNESS the signature \_\_\_\_\_ of the said part Y of the first part the day and year first above written.

  
Gholamreza Mirghanhari

STATE OF Tennessee )COUNTY OF Shelby )Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within  
named Gholamreza Mirghahariwho acknowledged that he signed and delivered the foregoing instrument on the day and year therein men-  
tioned as their voluntary act and deed.Given under my hand and seal this 8th day of February, 1993My commission expires: 6/25/96

Notary Public

Grantor's Mailing Address:  
Gholamreza Mirghahari  
1796 Cour-De-Canal  
Germantown, Tennessee 38138  
(901) 757-1154 (Residence Telephone)NO BUSINESS TELEPHONE  
Grantee's Mailing Address:  
Ali R. Tikrani  
7590 Hacks Cross Road  
Olive Branch, Mississippi 38671  
(601) 895-5001 (Business Telephone)  
Ro Residence Telephone*ret to:*This instrument prepared by: and return to:  
William T. Maxwell, Jr.,  
Attorney at Law  
5583 Murray Avenue, Suite 100  
Memphis, Tennessee 38119  
(901) 763-1177